

HOME INSPECTION FAQs

THE MOST FREQUENTLY ASKED QUESTIONS



1.) How much does a home inspection cost?

Price can depend on age and square footage of the house, but the average price for a home inspection in the Metro Atlanta / North Georgia area is \$400-\$600. However, you may want to consider if you really want “average” when it comes to inspecting your biggest investment.



2.) How long does a home inspection take?

Large houses and older houses can take longer, but most home inspections take 2 – 3 hours. Most home inspectors will invite their clients to stop by the house toward the end of the inspection for a summary of the findings.



3.) What fixes are mandatory after a home inspection?

Technically, there are no mandatory fixes – the seller may not agree to fix anything. However, it is common for sellers to agree to fix safety and structural items that are discovered during the inspection.



4.) What to look for in a home inspection?

Whether you meet your inspector at the house for the inspection or just review the report afterward, you will typically want to focus on items that are related to safety concerns, structural defects, and systems that were not operating as intended (e.g., air conditioning was not cooling, etc.)



5.) When to walk away after a home inspection?

The answer to this question can vary depending on your situation. Is the seller willing to make repairs or contribute money toward correcting items? How important is the location? Your real estate agent will help guide you through making this decision.



6.) Do I need a home inspection on new construction?

Yes! Municipal inspectors will perform some inspections during the construction process, but they will not look at everything on the house. You may have a good builder, but hiring a code-certified inspector will typically reveal a list of items that otherwise would have been missed.



7.) What does a home inspection cover?

A home inspection will typically cover twelve or thirteen broad categories of systems and components including: the grounds around the house, the exterior, foundation, roof, decks/porches, garage, attic, HVAC, plumbing, electrical, interior, and the kitchen appliances.